

September 18, 2025

Attn: Development Services Dept
6015 N Glenwood St
Garden City, ID 83714
planning@gardencityidaho.org

re: File # DSRFY2025-0008
Antioch Apartments, Marigold St., Garden City, ID
Concerns and Positives

To: Whom it may concern,

First, we want to say that we support the Boise Bible College in their effort at having income that doesn't just rely on tuition and donations. We also hope this can bring some truly affordable housing to the young families that want to call Garden City home. The local school has the capacity for more children, so this seems like a plus. However, we do have some concerns that we hope you'll address.

The BBC field has always served as a park in this part of Garden City. We are without one on this side of Glenwood and the Boise River. Nothing else is safe walking distance for the children. We realize that you may not care about us in this regard, but many of our kids learned to ride a bicycle on the track or fly a kite in the field. There have been baseball practices and games, lacrosse practices, soccer practices and snowball fights. This is NOT the decayed old baseball field that was advertised. It is a viable part of the neighborhood. We read that the preliminary plans had included a park in the area labeled Parcel 4 with apartments in Parcels 2 & 3. Would the park be accessible as a neighborhood park? We deeply hope so.

Traffic is heavier already with the addition of the apartments on Strawberry Glen and vehicles avoiding the Glenwood and Chinden intersection. It can be difficult to enter Marigold from the side streets closest to the BBC entrance. Traffic backs up at that intersection and increases congestion at those neighborhood exits. The stop sign is often run through. Traffic on Marigold at the Glenwood light also backs up regularly, sometimes stretching past Coffee Street, especially as events are happening at the Hawks Stadium, Expo Idaho, Revolution Concert House, and eventually at the new soccer facilities. It feels like the statistics regarding traffic in the survey are being skewed to fit the desires of the development over the neighborhood as a whole. The number of rental units feels too high for the area, especially given existing traffic and parking.

On Coffee Street (off Marigold St.) vehicles from the newer townhomes overflow the complex and line both sides of Coffee Street outside the development. Perhaps, the parking stalls inside the complex are very small and won't comfortably handle the vehicles that are garaged by its residents. Idahoans love their trucks! Or maybe, there are not enough stalls/garages for the number of residents. Or both. There is no parking on Marigold. Valley buses have no stops on Marigold. A two-bedroom apartment houses 2-3 driving household members in this area and should allow for at minimum two parking spaces for tenants and their guests per rental unit. Will that be the case to keep apartment residents' vehicles from spilling into our neighboring streets which are already congested from parked cars? How many spots will be provided per rental unit? The spots seem lacking on the drawings when considering the number of units to be occupied.

Sewage smells emanate from areas in Garden City near the Boise River currently. How will the city handle this extra growth with regards to infrastructure? 236 units brings a lot of people and waste. Our river is precious and must be protected. Please ensure that it is being rightly handled.

We recently saw drawings showing the apartment elevations. The apartments are too tall, and their design does not fit into our neighborhood at all. This area of Garden City is formerly agriculture and still has charming farmhouses and last-century structures. How was this considered? These elevations show four-story buildings that would look better in the downtown core of a city instead of the charming smaller dwellings that make up the Marigold Street neighborhoods. Please reduce the size of the structures to a maximum of three stories and re-make the design for a more pleasing, small-neighborhood look. It's been done at nearby apartments, and we feel it can be done here. Other new owner/landlords have damaged the visual beauty of this little part of Garden City. Please leave this area as beautiful as possible as we add areas for the population to live and play. That should include the exterior design of the buildings.

The initial announcement and reaction of the apartments in a meeting to their neighbors was lacking from what was told to us afterwards, and we don't harbor the animosity that was tossed about by both parties. As neighborhood landlords and residents, we hope that the apartments can be a positive addition to our small neighborhood and that your actions will match our desires for minimum negative impacts on current residents and pleasant aesthetics for the neighborhood.

Per File number: DSRFY2025-0008

We wish to be interested parties in this development. YES

We wish to have the ability to appeal. YES

Elements of concern:

Massing

Architectural Elements

Other: City sewer capabilities and effects, if any, to current water and sewer users

Sincerely,


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